

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, APRIL 25, 2006, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for Persons with Disabilities: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

**Special Order of Business:**

1. **Approval of the minutes of:**

February 7, 2006  
February 28, 2006

**Adoption**

**2. Exclusive Negotiating Agreement (ENA) for the proposed Aztec Inn Project within the Crossroads Redevelopment Project Area (District 7)**

(RA-2006-103)

Item 1. Authorize the Executive Director to enter into an Exclusive Negotiating Agreement with AMCAL Diversified Corp. for the proposed Aztec Inn project and accept the Developers Deposit of \$70,000.

Item 2. Amend the Fiscal Year 2006 Redevelopment Agency Budget for Crossroads and authorize expenditure of funds in an amount not to exceed \$70,000 for costs related to the ENA.

This activity will produce no new effects, and no new mitigation measures would be required by this activity pursuant to State CEQA Guidelines Section 15162. This activity is within the scope of the project covered by the Program EIR and and therefore, no new environmental document is required pursuant to State CEQA Guidelines section 156168 (C)(2).

See Redevelopment Agency Report no. RA-06-09, dated April 19, 2006.

Staff: Tracy Reed 533-7519  
Agency Counsel: Eunice Chan

**3. Approval of an Exclusive Negotiating Agreement with Imperial Avenue Partners, LLC. (District 4)**

(RA-2006-98)

That the Redevelopment Agency of the City of San Diego adopts a resolution authorizing the Executive Director or his/her designee to execute the Exclusive Negotiating Agreement by and between the Redevelopment Agency and Imperial Avenue Partners, LLC.

This activity is not a "project" and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-004, dated, April 19, 2006.

Staff: Carolyn Smith 527-7345  
Agency Counsel: Bruce Bartram

**Adoption**

4. **Broadway Lofts-Proposed Second Implementation Agreement with Watt Lofts, LLC – Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2006-99)

That the Redevelopment Agency of the City of San Diego approve the Proposed Second Implementation Agreement.

See Centre City Development Corporation Report no. CCDC-06-11, dated, April 19, 2006.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

Staff: Pamela Hamilton 533-7114

Agency Counsel: Susan Y. Cola

**Adoption**

**5. Centre City Redevelopment Project Subordinate Tax-Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006 B-General (Districts 2 and 8)**

(RA-2006-92)

That the Redevelopment Agency approve the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006B in an amount not to exceed \$79 million and \$35 million respectively, producing net proceeds of approximately \$70 million for project activities and \$30 million for low-and moderate income housing activities.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

See Centre City Development Corporation Report no. CCDC-06-17, dated, April 19, 2006.

Staff: Frank Alessi 533-7130

Agency Counsel: Mark Blake